

Commercial Real Estate For Sale

For Sale By Owner

Contact

Daniel J. Stieb
618-304-7290

311 W. Monroe Street, Highland, IL 62249



Overview:

Great **multi-use building** that was most recently used as a warehouse and office. Originally built as an auto body shop, this building has unlimited potential uses with its ample space, solid construction and a large garage door that leads into the main building. The main building has a dedicated office and half bath, and the front section could be used as more office space, storage, shipping/receiving, customer waiting area or a store front. The exterior boasts a large amount of parking and storage opportunity on a **double lot** with front, side and rear space available for vehicles, trailers, equipment and other limitless uses. Building has both front and rear entry doors.

Sale Price: \$250,000



Building Specifications:

- Zoned: Industrial
- Year built: 1985 (per Madison County Assessor)
- Square Feet: 3225
- Lot: Double, 90'x147'
- Single Story
- Concrete block building with a clear span ceiling
- Concrete floors with floor drains
- HVAC: Forced Air
- Front parking is concrete, rear/west side is gravel. East side could be used for additional parking. Fence on western property line.
- Rear vehicle access from alley or western front entrance. East front side could also be used for rear access.
- Front and rear building entry
- Power: 3 Phase
- Equipped with large commercial exhaust fan in rear of building



Building Details (all dimensions are approximate):**Front Section:**

- Square Feet: 475
- Roof: Metal
- HVAC: No heat or electric in front area.
- Ceiling Height: 10'

Main/Middle Section:

- Square Feet: 2000
- Roof: Hard foam roof
- HVAC: Forced air heat and AC in main area.
- Dedicated office: 9'8" x 7'9"
- Half bath & utility area 8'1" x 8'1"
- Ceiling Height: 12' to 11'4"
- Exterior Garage Door: 11'8" wide x 9'11" high

Rear Section:

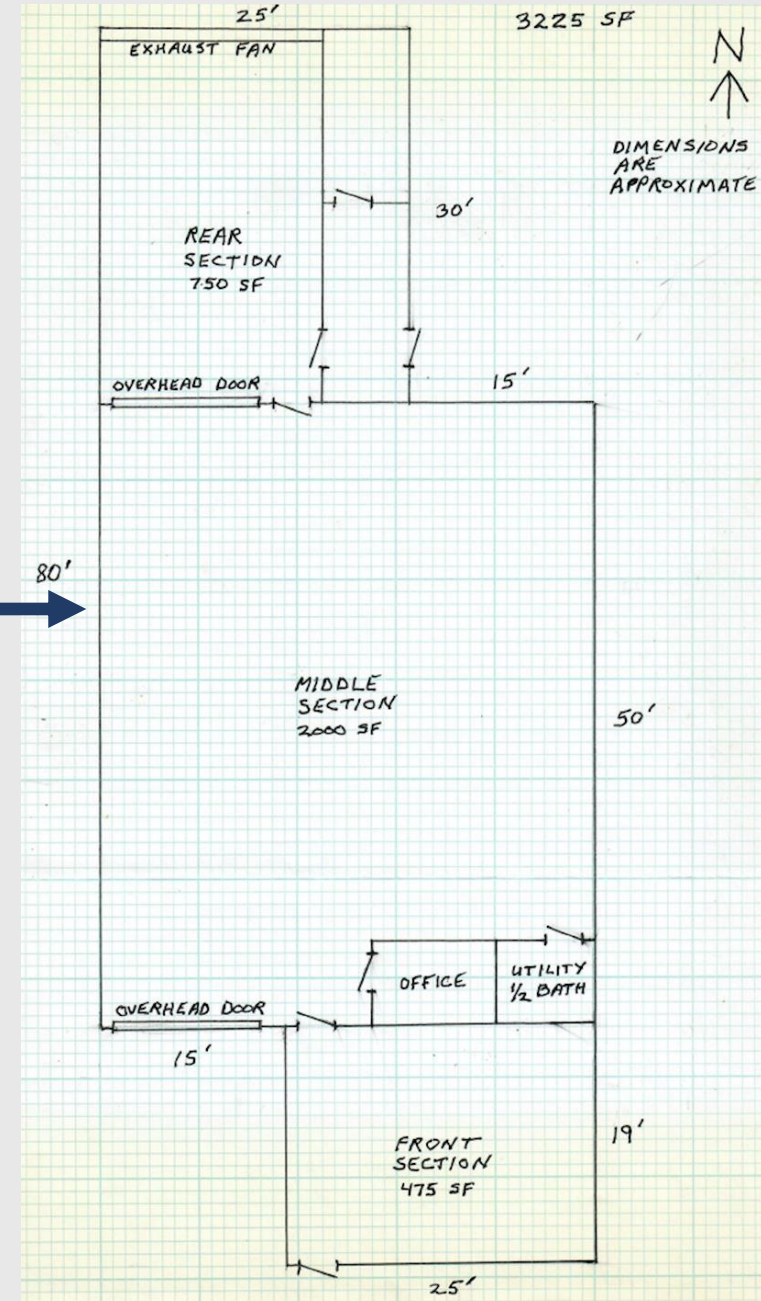
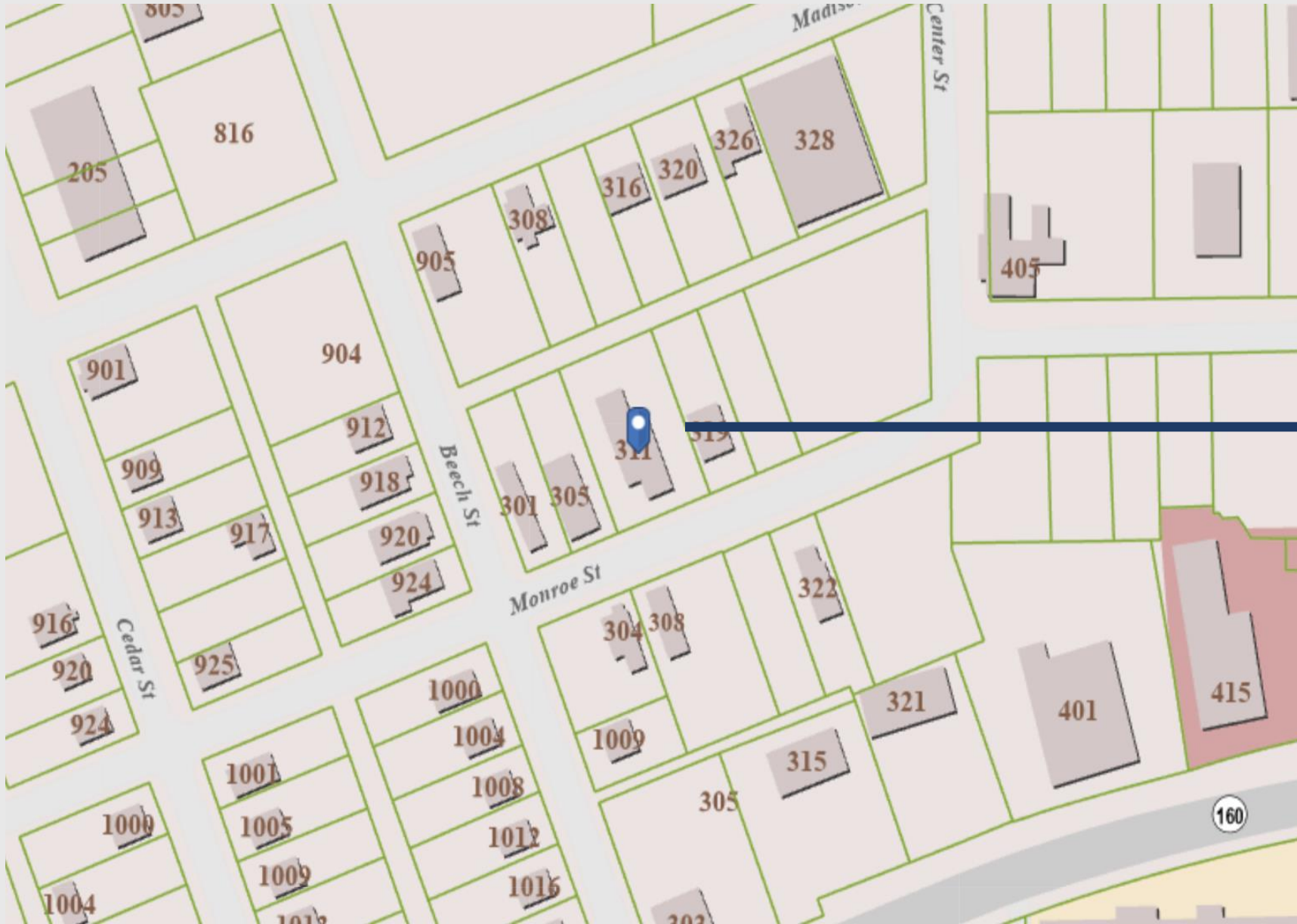
- Sectioned off from main/middle section by interior garage door which measures 11'9" wide x 9'11" high
- Square Feet: 750
- Roof: Rubber with stone overlay
- HVAC: Forced air flows to back area with interior garage door open
- Large room 18'8" x 29'4", 2 small rooms, 15'3" x 6'8" and 13'6" x 6'8"
- Ceiling Height: 11'4" to 10'8"
- Large exhaust fan, built to exhaust paint/chemical odors as part of original body shop

Legal Description and Tax Information:

- Legal Description: BARDILLS SUBD LOTS 13 & 14, 90 X 147.5
- Parcel Number: 01-2-24-05-05-102-022
- Neighborhood Code: 0A01
- Land Use: 0330 - Improved - Commercial
- Property Class: 0060 - IMPROVED COMMERCIAL
- Property is in the City of Highland's Tiff 1 District
- Tax Code: 906 - #5; HIGHLAND CITY; HIGHLAND TIF #1
- Net Taxable Value: 31,980
- Tax Rate: 7.627500
- TIF Base Value: 25,670
- 2023 Taxes: \$2,439.24

Property Disclosures:

- Water Heater not currently working, seller offers a \$1000 allowance for replacement
- Small roof leak in northeast corner during periods of excessive rain





Geography

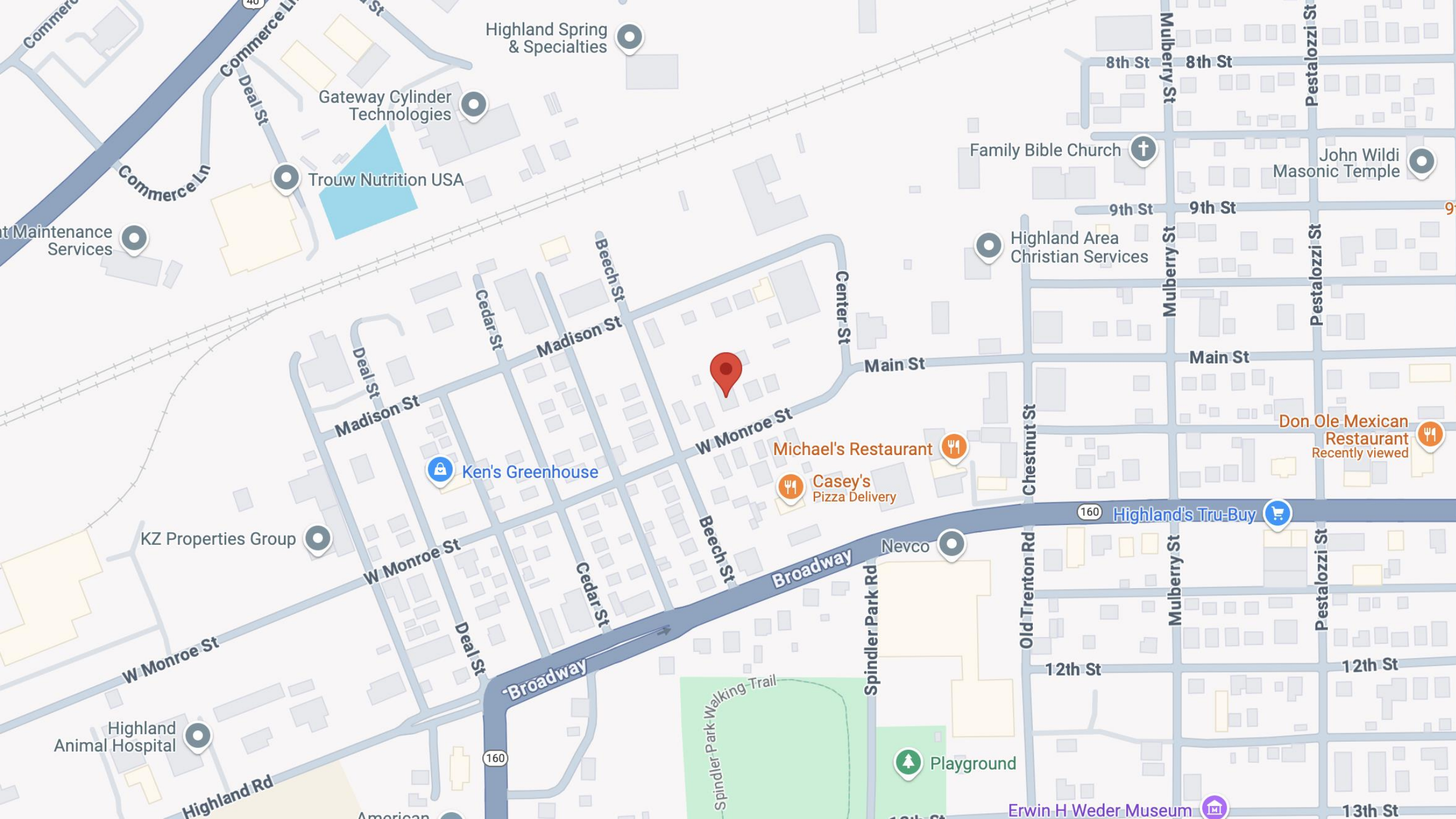
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Warehouse, Office, Other





Highland Spring & Specialties

Gateway Cylinder Technologies

Trouw Nutrition USA

nt Maintenance Services

Family Bible Church

John Wildi Masonic Temple

Highland Area Christian Services

Madison St

Main St

Main St

Madison St

W Monroe St

Michael's Restaurant

Casey's Pizza Delivery

Don Ole Mexican Restaurant
Recently viewed

Ken's Greenhouse

KZ Properties Group

W Monroe St

Nevco

160 Highland's Tru-Buy

Broadway

W Monroe St

Highland Animal Hospital

Spindler Park Walking Trail

Playground

12th St

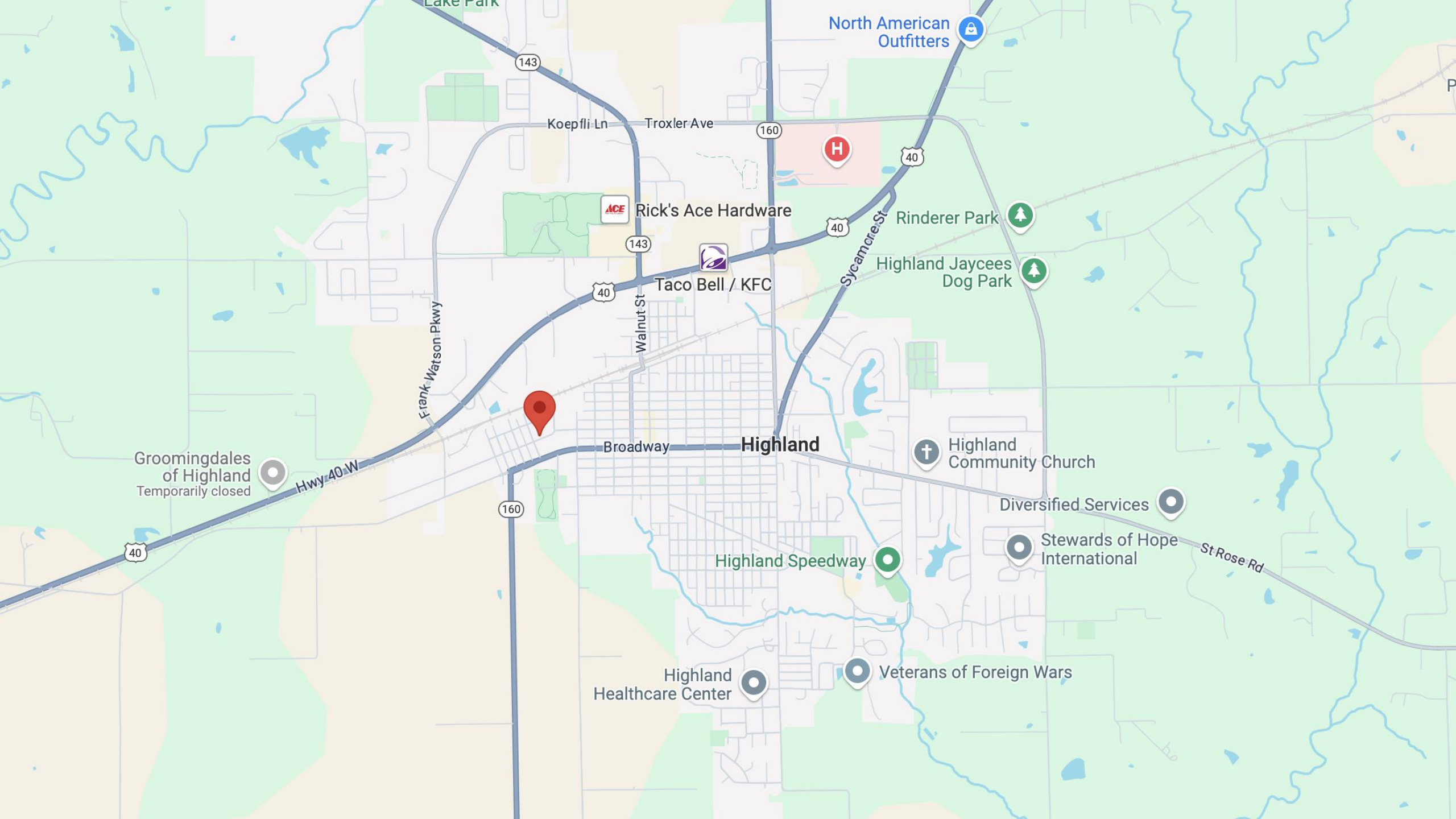
12th St

Highland Rd

160

Erwin H Weder Museum

13th St



North American Outfitters

143

Koepfli Ln

Troxler Ave

160

40

ACE

Rick's Ace Hardware

Rinderer Park

143



Taco Bell / KFC

Highland Jaycees Dog Park

40

Walnut St

40

40

Sycamore St

Frank Watson Pkwy



Broadway

Highland

+

Highland Community Church

Groomingdales of Highland
Temporarily closed

Hwy 40-W

40

160

Highland Speedway

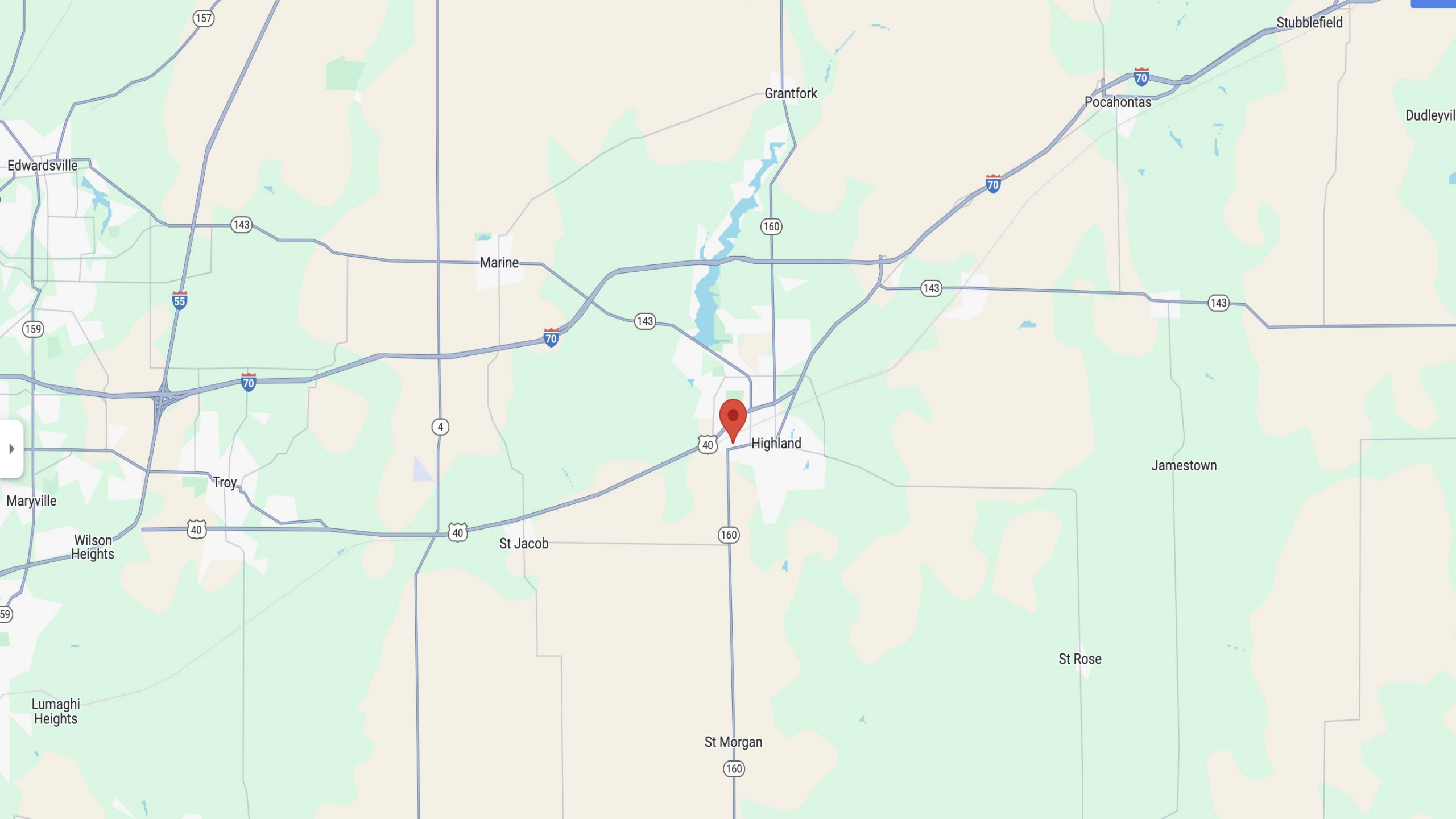
Diversified Services

Stewards of Hope International

St Rose Rd

Highland Healthcare Center

Veterans of Foreign Wars



157

Stubblefield

Grantfork

Pocahontas

Dudleyvil

Edwardsville

143

160

Marine

143

143

159

55

70

143

70

40

Highland

Jamestown

4

Maryville

Troy

Wilson Heights

40

40

St Jacob

160

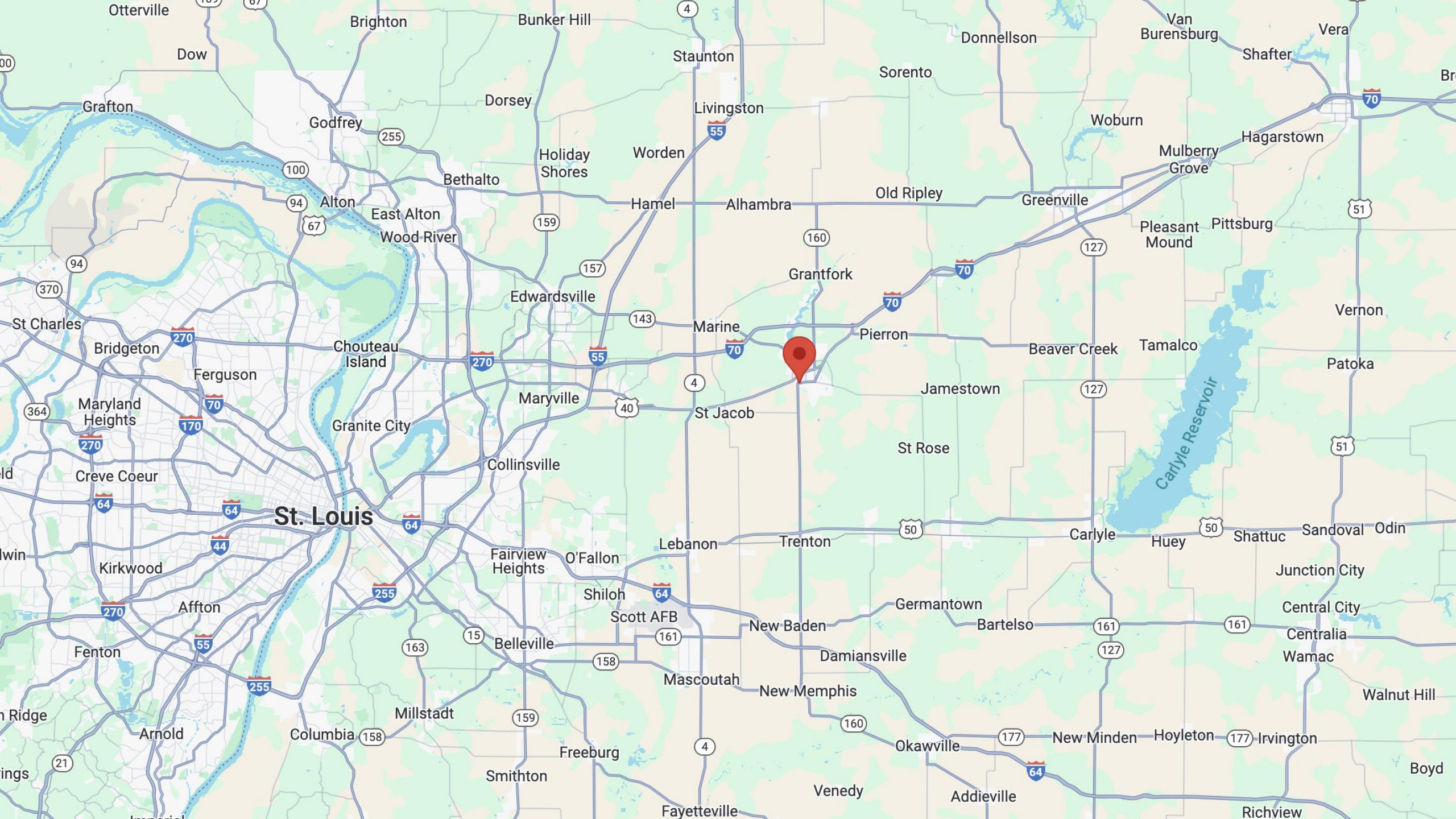
59

St Rose

Lumaghi Heights

St Morgan

160



Area Statistics

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Warehouse, Office, Other

Greater St. Louis Metropolitan Area

The Greater St. Louis Metropolitan is the nation's 21st largest metro and is one of the largest regional economies in the US, with a gross metro product of \$173 billion. Made up of 15 counties, the bi-state area comprises 2.8 million residents, 1.4 million workers and 93,000 business establishments. Over the years St. Louis grew into a manufacturing powerhouse, expanded its service sector, developed into a major tech hub, and ranks third-most economically diverse US metro area. St. Louis has competitive strengths in technology start ups, agricultural science, bioscience, health innovation, financial services, business services, mobility and transportation, along with the educational and cultural amenities of a world-class city.

The area is one of the largest education markets in the United States with 30 four-year and 10 two-year colleges and universities. This includes Saint Louis University and Washington University, which offer world-class degree and research opportunities attracting students, faculty and researchers from around the world.

Greater St. Louis sits within 500 miles of nearly one-third of the nation's population, and is a major national transportation hub. Located at the intersection of three major rivers, five interstate highways (I-44, I-55, I-64, I-70 & I-270), five airports and six Class I railroads, its strategic central location provides efficient access to national and global markets.



Highland, IL

Highland, Illinois is one of the oldest Swiss settlements in the United States. It was founded in 1831 by Swiss pioneers from Sursee, Switzerland. Led by Dr. Kasper Küepfli, the party formed the settlement of New Switzerland on October 14, 1831. The town received its name in 1836 after the Highlands of Scotland in honor of General Joseph Semple. First, it was named Helvetia in accordance with the heritage, but later the town voted to change its name to the English version-Highland. The town was formally platted in 1837. Highland has shared the title of “Sister City” with the town of Sursee, Switzerland, since 1976. Located 35 miles east of St. Louis just off of Interstate 70, today Highland is home to 9,830. A progressing community, Highland also honors its historical roots with several celebrations and festivals that recall the Swiss and German heritage.

One of Highland’s early citizens, Louis A. Latzer, was the man who perfected the process of condensing milk, thus making milk more widely available to the masses. He is called the “Father of Pet Milk”. This is just one example of the long-standing entrepreneurship that has been prevalent in Highland since its inception. Many of Highland’s most prosperous industries were founded by local citizens, often growing their operation from garage or basement to multimillion dollar corporations. Currently, Highland is home to many worldwide trade industries, such as the Basler Electric Co., Cooper B-Line Inc., Wicks Organ Company, Korte Construction Company, Korte Luitjohan Contractors, Highland Supply Corp., Highland Machine, and the Wall Street Journal’s Midwest printing operation.

Many smaller businesses also call Highland, Illinois home, offering a diversity of products and services usually only found in larger cities. Highland has a long history of being a progressive municipality, successfully blending industry within a small-town atmosphere. There are more than thirty social/service organization in Highland, each with an active membership.

Additionally, Highland is proud to be home to a highly rated school district, library, and hospital. City utilities are municipally owned and operated and include the electrical system, water and sewer systems, and most recently, the Highland Communication Services for municipally owned and operated fiber broadband internet, telephone, and data services.

Highland, IL - Demographics

Highland, Illinois is home to 9,984 people, 4,212 households, and 2,518 families. The average household size is 2.37 and there are 4,527 total housing dwellings in the city.

The population is distributed by age with 10.40% 9 years of age or younger, 11.63% aged 10-19, 12.42% aged 20-29, 14.99% aged 30-39, 11.69% aged 40-49, 12.40% aged 50-59, and 26.47% aged 60 years of age or older, with the median age being 39 years old. The city is 48.3% male and 51.7% female.

Highland has a total labor force of 5,305. 27.89% of the population has education up to a high school diploma, 25.38% have some college, 11.93% have an associate degree, 21.65% have a bachelor degree, and 8.88% have a graduate degree or higher. Highland's largest industries are Manufacturing & Construction, Retail Trade, and Services. Income distribution in Highland consists of 15.46% of households making under \$30,000, 21.01% of households make \$30,000 to \$60,000, 28.96% of households make \$60,000 to \$100,000, and 34.59% of households make more than \$100,000 annually.



City of Highland

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For More Information Contact

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